

DOCKET NO. A87-610
TOM GENTRY AND GENTRY-PACIFIC, LTD.
(KS WAIAWA)

Status Report

STAFF REPORT

INFROMATIONAL BREIFING MEETING
May 7, 2025



Daniel E. Orodenker, Executive Officer

Submitted: May 2, 2025

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1. EXPLANATION OF PROCEEDING

Informational briefing requested by the Petitioner to update the Commission on the revised master plan and development schedule, pursuant to Condition No. 1, of the Land Use Commissions (“LUC” or “Commission”) [2022 Decision and Order](#).

AUTHORITY

Pursuant to HAR 15-15-90(c) “The Commission may require the petitioner to submit periodic reports indicating what progress has been made in complying with any conditions that may have been imposed by the commission.”

Pursuant to HRS 205 and HAR 15-15-79(a): “Petitioners granted district boundary amendments shall make substantial progress within a reasonable period, as specified by the commission, from the date of approval of the boundary amendment, in developing the property receiving the boundary amendment. The Commission may act to amend, nullify, change, or reverse its decision and order if the petitioner fails to perform as represented to the Commission within the specified time period.”

Condition 1 of the 2022 Decision and Order:

Petitioner shall submit to the Commission a revised master plan and schedule for development for the approximately 1,395-acre Petition Area by February 11, 2025; provided, however, that this condition may be satisfied by publication of a Draft Environmental Impact Statement that addresses the Petition Area prior to February 11, 2025.

After hearing from the Petitioner and other parties, the Commission may decide whether additional time may be needed to move forward or whether there is a reason to believe that Petitioner is non-compliant with representations and conditions in the D&O and set an Order to Show Cause hearing pursuant to HAR 15-15-79 and 15-15-93(b).

2. BACKGROUND INFORMATION

The proceeding before the Land Use Commission (“LUC”) is to hear an update on the Master Plan Update by Petitioner. The A87-610 docket originally involved the reclassification of approximately 1,395 acres of land from the State Land Use Agricultural District to the State Land Use Urban District at Waiawa, ‘Ewa, O‘ahu, State of Hawai‘i, TMK No.9-4-06: por. 26, 9-6-04: por. 1, 16, and 9-6-05: por. 1,7, and 14.

The DBA was granted on May 17, 1988, subject to 10 conditions ([see 1988 Decision and Order](#)).

The Project was anticipated to be completed in three phases, over the course of 12 years (or by 2000).

Please note the following portion of the background information is divided into Petitioner's Motions, in this docket numerous motions were made subsequently.

1988 Original Petition Gentry filed a Petition for Boundary Amendment ("Petition") to reclassify approximately 1,395 acres of land ("Petition Area") from the Agricultural District to the Urban District for a residential community at Waiawa, O'ahu, Hawai'i

On May 17, 1988, the LUC adopted the Findings of Fact, Conclusions of Law, [Decision and Order Granting Petition for Boundary Amendment](#), and COS. The Petition was granted subject to 10 Conditions.

1990 Motion to Amend to Condition No. 6 On October 12, 1990, Petitioner filed the 1990 Motion to Amend Condition No. 6 of the 1988 Decision and Order.

The Motion to Amend allowed Petitioner's participation in a regional transportation management program with other developers and landowners of surrounding projects and properties to serve as an alternate means of addressing concerns over transportation issues relating to the Leeward area of O'ahu.

On October 29, 1990, the Commission adopted the Findings of Fact, Conclusions of Law, [Decision and Order Granting Petitioners Motion to Amend](#) for Amendment to Condition No.6.

1996 Status Report On June 28, 1996, the Commission heard a status Report from Petitioner Gentry on the approved proposed residential community.

2012 Change in Ownership On September 14, 2012, the LUC received [notice of transfer of ownership](#) of the property defined in the

Order: (a) TMK No. (1) 9-6-004-026; and (b) TMK No. (1) 9-4-006-035 has been transferred from Waiawa Ridge Development LLC, to the Trustees of the Estate of Bernice Pauahi Bishop ("KS"), effective as of August 31, 2012.

2014 KS Motion to Amend

On May 13, 2014, KS filed a [Motion to Amend the 1988 Decision and Order](#).

The Motion requested to 1) recognize KS as the successor Petitioner, with standing to seek and obtain the relief requested herein; and (2) issue an order modifying the Commission's Findings of Fact. Conclusions of Law and Decision and Order dated May 17, 1988, as amended by the Commission's November 30, 1990, Order Granting Motion to Amend Condition No. 6 of the Decision and Order Dated May 17, 1988, to expressly authorize the use of portions of the KS Property (as hereinafter defined) for solar farm development for an interim period not to exceed 35 Years.

The Commission issued the [Order Granting Motion for Order Amending D&O \("2014 Order"\)](#). The Commission ordered that the identified areas within KS's property, consisting of approximately 655 acres of the Petition Area, may be used as a solar farm to include all related utility and other infrastructure for a period not to exceed 35 years ("interim use") from the date of the Order.

2019 Motion to Amend

On July 23, 2019, KS filed the 2019 Motion to Amend and Time Extension.

The Motion moved to amend the 2014 Decision and Order, to allow changes to the authorized solar farm and extend the time period of operation.

On February 11, 2020, the Commission issued the [Order Granting Motion to Amend and Extension of Time \("2020 Order"\)](#). The 2020 Order Amended the development schedule (Condition No. 6) which states

that the solar farm be completed 5 years from the date of the issuance of the 2020 Order, and that the interim use (solar farm) shall not exceed November 26, 2049, or if PUC PPA is secured before then, the interim use can be extended until December 31, 2059.

2021 Motion to Amend, Time Extension, and Release Conditions

On December 10, 2021, Petitioner filed the 2021 Motion for Modification, Time Extension, and Release and Modification of Conditions.

The Motion moved to modify Phase 1 solar farm authorized under the 2014 Order and the related timeframe for development of the modified solar farm. KS also requested release of two conditions of the 2014 Order; Condition 1 and Condition 9. Proposed modifications include Conditions 3,4,5,6,7,8,10, and 11.

On June 30, 2022, the Commission adopted the [Order Granting with Modification Motion for Modification, Time Extension, and Release and Modification of Conditions of the 2014 Order \(“2022 Order”\)](#).

The 2022 Order included Condition No. 1, which is the subject condition of the current hearing (information briefing on the revised masterplan). Condition No. 1 requires that the Petitioner shall submit to the Commission a revised master plan and schedule for development for the approximately 1,395-acre Petition Area by February 11, 2025.

History of Agenda & Minutes

July 14-15, 1987: [Minutes](#) | [Minutes](#)
August 11-12, 1987: [Minutes](#) | [Minutes](#)
November 16-17, 1987: [Minutes](#) | [Minutes](#)
December 17-18, 1987: [Minutes](#) | [Minutes](#)
January 19-20, 1988: [Minutes](#) | [Minutes](#)
March 29, 1988: [Minutes](#)
October 29-30, 1990: [Minutes](#) | [Minutes](#)
June 28, 1996: [Minutes](#)
October 29, 2014: [Agenda](#) | [Minutes](#)
November 13, 2014: [Agenda](#) | [Minutes](#)
November 20 & 21, 2019: [Agenda](#) | [Minutes](#) | [Minutes](#)
January 08-09, 2020: [Agenda](#) | [Minutes](#)

March 23, 2022: [Agenda](#) | [Minutes](#) | [YouTube](#)
April 14, 2022: [Agenda](#) | [Minutes](#) | [YouTube](#)
May 25, 2022: [Agenda](#) | [Minutes](#) | [YouTube](#)
June 23, 2022: [Agenda](#) | [Minutes](#) | [YouTube](#)

**2024 Annual Report
and Cover Letter**

On June 12, 2024, Petitioner filed the [2024 Annual Report](#) and [Cover Letter](#)

The LUC received annual reports on A87-610 from 1998-2024, and years 2009-2024 are available on the [LUC website](#) for public review.

**2025 Informational
Briefing on the
Revised Master Plan**

The 2022 Order included Condition No. 1, which is the subject condition of the current hearing (information briefing on the revised masterplan). Condition No. 1 requires that the Petitioner shall submit to the Commission a revised master plan and schedule for development for the approximately 1,395-acre Petition Area by February 11, 2025.

Pursuant to Condition No. 1 of the 2022 Order: Petitioner filed [Revised Master Plan & Schedule](#) and [Exhibit 3 and 4](#) on February 10, 2025.

3. OPSD POSITION

No comments received as of 05/01/2025.

4. CITY AND COUNTY OF HONOLULU POSITION

No comments received as of 05/01/2025.

5. STAFF ANALYSIS

KS filed the last conceptual master plan and development schedule with the LUC in October of 2019, however, due to challenges in development, the pandemic, economy and recession, the 2019 filing and the original approved master plan/development plan for the 1,395-acre Petition Area is inconsistent with KS's current land management values and its vision.

**Selection of Development
Partner**

KS retained Castle & Cooke Homes Hawai'i, Inc. ("CCHH") as the developer for the project.

Staff notes CCHH is the developer of A11-793

Koa Ridge, which includes a portion of undeveloped (subject to incremental approval, but not yet secured) land in Waiawa adjacent to the KS Waiawa property. The development of the Koa Ridge Mauka has previously been described as being interconnected with the development of the KS Waiawa project.

Changes in Development Plan

The 1988 Gentry proposal included 7,906 residential units, half of which were retirement/leisure housing units for those 55 and older, two golf courses, parks, open space, and commercial and light industrial uses.

The 2022 Order split the phases/ parcels of the interim use, to promote development of the master plan. Former Phase I solar site is now designated as Parcel A (151 acres), and Parcel B (236 acres), with the requirement that the solar farm located on Parcel A be removed by December 31, 2044, and the solar farm located on Parcel B be removed no later than December 31, 2054, to make way for the Master Plan development.

Intention to develop higher density, mixed-use residential and commercial communities with communal open spaces and place-based programming.

Transit-Oriented Development (“TOD”) Alignment – Supporting the City and County of Honolulu’s TOD plans by concentrating growth along the rail corridor to reduce development pressure on rural and agricultural lands.

Kama‘āina housing is and will remain a priority of the Waiawa Master Plan.

The primary differences from the previously approved Gentry Plan are:

- (1) removal of the two golf courses;
- (2) refocus from leisure/retirement (55 years old and over) housing to kama‘āina housing;
- (3) increase in the number of homes, from 7,906 under the Gentry Plan to

potentially up to 12,400 homes, as described in the Central O‘ahu Sustainable Communities Plan; and
(4) the inclusion of potentially some 530 acres of additional land that would require reclassification into the Urban District, which is also consistent with the Central O‘ahu Sustainable Communities Plan. Development of the Waiawa Master Plan will also entail exploration of the potential to incorporate opportunities for agricultural uses within the project area where appropriate and feasible.

Next Steps

- Q2 2025: Select and Engage a Land Planner to Update the Waiawa Master Plan
- Q2 2026: Hold Community Meetings to Update and Refine the Waiawa Master Plan
- Q3 2026: Submit EIS Preparation Notice
- Q4 2027: Complete Final EIS
- Q1 2028: File LUC Motion to Amend and District Boundary Amendment (Condition No. 10 of the 2022 Order)
- Q1 2029: File County Re-zoning Application
- Q2 2029: Start Offsite Infrastructure Permit Drawings
- Q4 2031: Start Offsite Infrastructure Construction
- **Q1 2036: Deliver First Residential Unit**
*36 years after the initial project was supposed to be completed, and 48 years after LUC originally approved

Staff Questions

1. Does KS plan on filing a motion to amend to extend deadlines in Condition No. 11 of the [2022 Order](#), regarding Waiawa Master Plan Infrastructure Deadlines?

Condition 11 reads:

Petitioner shall complete construction of the backbone infrastructure for the proposed Waiawa Master Plan Phase A, consisting of the primary roadways and access points, internal roadways, on-and off- site water and electrical system improvements, and storm water/drainage and other utility system improvements, by December 31, 2030. In addition, Petitioner shall complete construction of similar backbone infrastructure for the proposed Waiawa Master Plan Phase B by December 31, 2038.

The next steps portion of the Revised Master Plan indicates offsite infrastructure to

being construction in quarter 4 of 2031.

2. What is the projected agency to be the accepting authority for the EIS?

Staff Recommendation

No staff recommendation at this time, as this is an informational briefing from Petitioner, and no action is necessary pursuant to Condition No.1 of the 2022 Order.